NOMINATION OF HISTORIC DISTRICT
PHILADELPHIA REGISTER OF HISTORIC PLACES

PHILADELPHIA HISTORICAL COMMISSION

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

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1. NAME OF HISTORIC DISTRICT

"420 Row" (420-434 South 42nd Street)

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2. LOCATION

Please attach a map of Philadelphia locating the historic district.

Councilmanic District(s): 3

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3. BOUNDARY DESCRIPTION

Please attach a map of the district and a written description of the boundary.

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4. DESCRIPTION

Please attach a description of built and natural environments in the district.

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5. INVENTORY

Please attach an inventory of the district with an entry for every property. All street addresses must coincide with official Board of Revision of Taxes addresses.

Total number of properties in district: 8

Count buildings with multiple units as one.

Number of properties already on Register: 0

Number of significant properties/percentage of total: 8 / 100%

Number of contributing properties/percentage of total: 0

Number of non-contributing properties/percentage of total: 0

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6. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from 1883 to Present

CRITERIA FOR DESIGNATION:

The historic district satisfies the following criteria for designation (check all that apply):

☒ (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,

☐ (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,

☒ (c) Reflects the environment in an era characterized by a distinctive architectural style; or,

☒ (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,

☒ (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,

☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,

☒ (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,

☐ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,

☐ (i) Has yielded, or may be likely to yield, information important in pre-history or history; or

☒ (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

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7. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

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8. NOMINATOR

Name with Title: Prof. Justin McDaniel Email: jmcdan@sas.upenn.edu

Organization: University of Pennsylvania Date: July 10th 2016

Street Address: 430 S. 42nd Street Telephone: 215-294-8599

City, State, and Postal Code: Philadelphia, PA 19104

PHC USE ONLY

Date of Receipt: 15 July 2016

☒ Correct-Complete ☐ Incorrect-Incomplete Date: 12 October 2016

Date of Preliminary Eligibility:_____

Date of Notice Issuance: 13 October 2016

Date(s) Reviewed by the Committee on Historic Designation:_____

Date(s) Reviewed by the Historical Commission:_____

Date of Final Action:_____

☐ Designated ☐ Rejected

2. Location

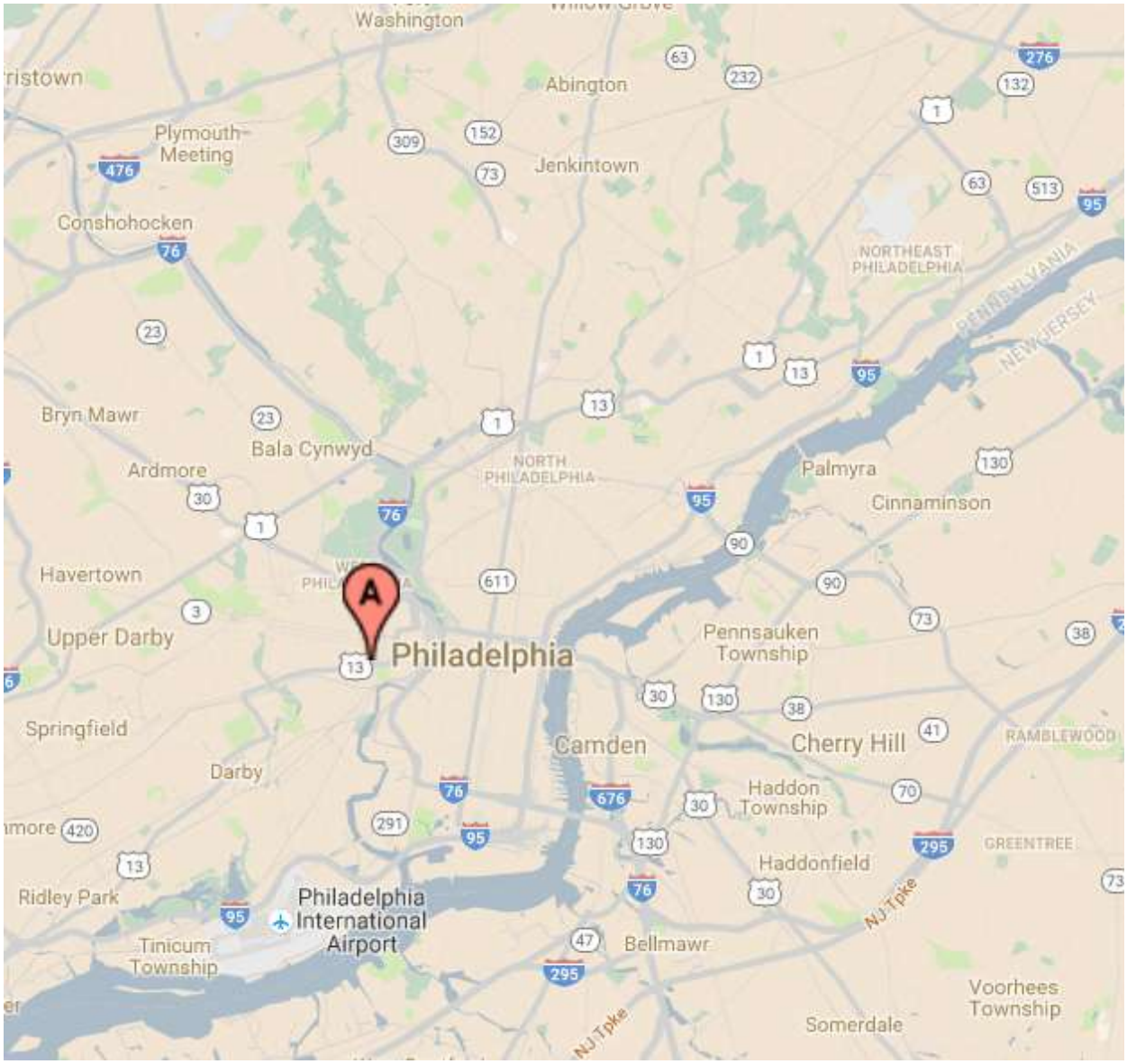


Figure 1. Map of Philadelphia locating the historic district. Base map source: Batchgeo.com

3. Boundary Description

Figure 2. Map of the historic district showing the boundary outlined in red. Base map source: ParcelExplorer

The boundary description of the historic district is as follows:

SITUATE on the West side of S. 42nd Street at the North side of Baltimore Avenue containing in front or breadth on the said S. 42nd Street 193 feet 4 inches and extending of that width in length or depth Westward between lines at right angles to the said S. 42nd Street 120 feet.

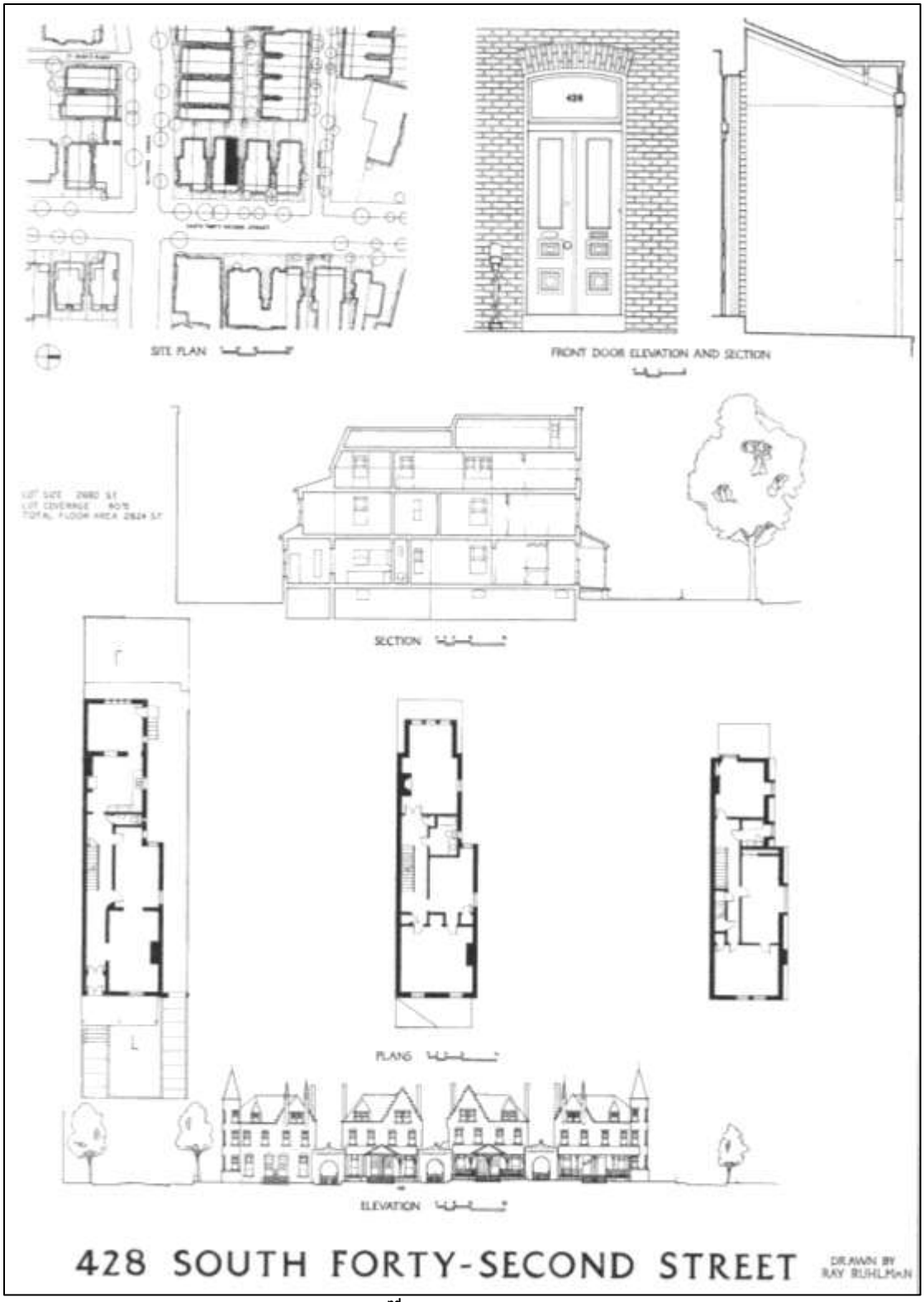


Figure 3. Drawing of entire block (420-434 S. 42nd Street including architectural details and block layout) with a close-up of 428 S. 42nd Street. Courtesy of Ray Ruhlman.

4. Description

Figure 4. Looking north. Courtesy of Justin McDaniel.

Located on the west side of S. 42nd Street between Osage and Baltimore Avenues, the lots 420-434 S. 42nd Street comprise the west side of the block. There are eight, three-story, two-bay, red brick, semi-detached houses recalling the Queen Anne style and arrayed in an ABCDDCBA pattern. All the houses have millwork porches; paneled double entry doors with single pane windows and a transom; molded terra cotta banding; corbelled cornices and chimneys; slate-covered, cross-gabled and hipped roofs, all with a toothed crest; Queen Anne windows with a central pane bordered by smaller panes; brownstone window sills and lintels; iron fences set into

granite kerbing around front yards; and monumental, arched garden entryways in brick surmounted by ornamental tinwork capping and housing iron gates and cast iron plate columns.

Distinguishing features of:

"A" (i.e., 420 and 434) includes: corner tower with rusticated, brown-stone water table and conical roof with finial; fish scale shingles; decorative brickwork panels and cornice; projecting shed dormer with brackets; rusticated brownstone window lintels, window jack arches with rusticated brownstone keystones and springers;

"B" (i.e., 422 and 432) includes: large cross gable dormer with paired windows bracketed by turrets with conical caps and finials, slate roof shingles; window jack arches with rusticated brownstone keystones and springers;

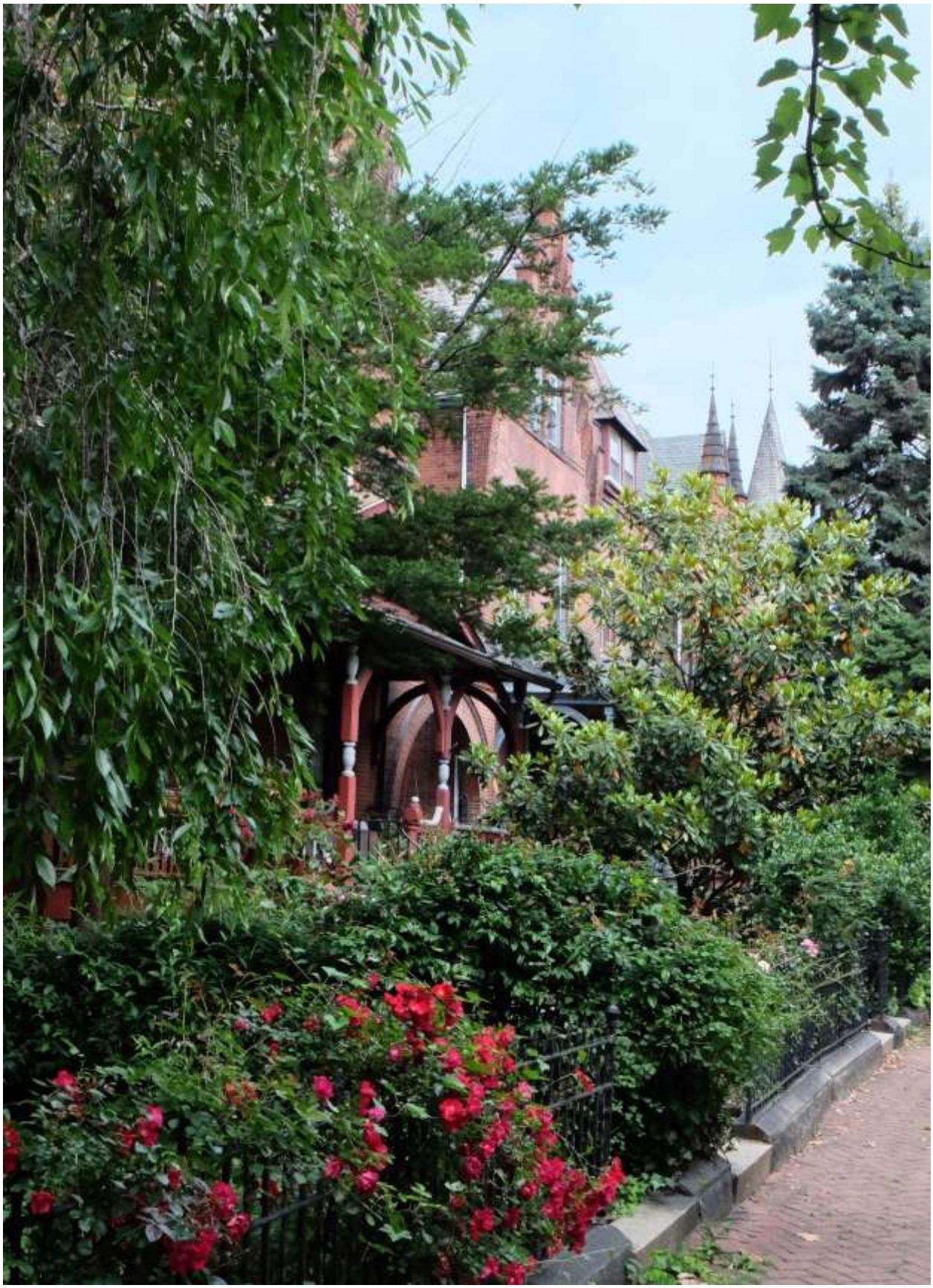
"C" (i.e., 424 and 430) includes: cross gable porch roof over paired entrance (gable-end includes two single-pane, stained glass lights), segmented arched windows, corbelled brick cornice, paired windows in hipped dormer;

"D" (i.e., 426 and 428) includes: cross gable porch roof over paired entrance (gable-end includes two single-pane, stained glass lights); segmented arched windows, stepped gable, paired windows with stone lintels and sills.

There has been nearly no change in the front and side appearance of the homes (some of the back porches have been changed). The paint colors on the window frames are consistent, the color of the fences is uniform. Unlike most blocks in Philadelphia, the string of houses remains visually coherent and forms what the original architects stated in an 1883 advertisement: *the block should be considered a single and whole streetscape…setbacks, porches and fenced yards remained a virtual requirement.* In the 130+ years of the blocks existence, the decorative iron fences, the large brick arches linking the twins (unseen anywhere else in the city), and the slate roofs and tin finials have remained amazingly intact. The buildings' envelopes and massing have hardly changed. Minor alterations to the row include: removal of porches from 432 and 434 and the elimination front chimneys from 424 and 434.

Stylistically, the 420-434 S. 42nd Street houses (ca. 1883) are the earliest of three signature residential blocks designed by the Hewitt Brothers (see more information on the Hewitts' historical significance below). The three blocks (the block nominated here, the "Kimball Block," which is pictured below, and the 4206 Spruce block, also the subject of a photo appearing later in this document)" illustrate the Hewitts' unique interpretation of the Queen Anne style and represent some of the earliest structures in Philadelphia designed in that manner. Prior residential construction in the neighborhood utilized Italianate, Gothic Revival, and Second Empire styling. The facades of the 420-434 s. 42nd Street houses consist of top-quality pressed brick laid in running bond with exceedingly thin mortar joints. While the buildings' individual details appear to be drawn from the language of speculative row house design, their deployment in an almost monumental, unified composition of four twins joined by three monumental arches is unique.

Detail photographs of alley archways, ironwork, and decorative brickwork, courtesy of Justin McDaniel.



U-HAUL

5. Inventory

420 S. 42nd Street – SITUATE on the West side of 42nd St. at a distance of 168 feet Northward from the North side of Baltimore Ave. containing in front or breadth on the said 42nd St 25 feet 4 inches and extending of that width in length or depth Westward 120 feet. Style "A." Significant.

422 S. 42nd Street - SITUATE on the West side of 42nd St. at a distance of 144 feet Northward from the North side of Baltimore Ave. containing in front or breadth on the said 42nd St 24 feet and extending of that width in length or depth Westward 120 feet. Style "B." Significant.

424 S. 42nd Street - SITUATE on the West side of 42nd St. at a distance of 120 feet Northward from the North side of Baltimore Ave. containing in front or breadth on the said 42nd St 24 feet and extending of that width in length or depth Westward 120 feet. Style "C." Significant.

426 S. 42nd Street - SITUATE on the West side of 42nd St. at a distance of 96 feet Northward from the North side of Baltimore Ave. containing in front or breadth on the said 42nd St 24 feet and extending of that width in length or depth Westward 120 feet. Style "D." Significant.

428 S. 42nd Street - SITUATE on the West side of 42nd St. at a distance of 72 feet Northward from the North side of Baltimore Ave. containing in front or breadth on the said 42nd St 24 feet and extending of that width in length or depth Westward 120 feet. Style "D." Significant.

430 S. 42nd Street - SITUATE on the West side of 42nd St. at a distance of 48 feet Northward from the North side of Baltimore Ave. containing in front or breadth on the said 42nd St 24 feet and extending of that width in length or depth Westward 120 feet. Style "C." Significant.

432 S. 42nd Street - SITUATE on the West side of 42nd St. at a distance of 24 feet Northward from the North side of Baltimore Ave. containing in front or breadth on the said 42nd St 24 feet and extending of that width in length or depth Westward 120 feet. Style "B." Significant.

434 S. 42nd Street - SITUATE on the West side of 42nd St. at the North side of Baltimore Ave. containing in front or breadth on the said 42nd St 24 feet and extending of that width in length or depth Westward 120 feet. Style "A." Significant.

6. Significance

420-434 S. 42nd Street is a Victorian housing development that is a significant resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. Located on the west side of S. 42nd Street in West Philadelphia and designated the city's first "Streetcar Suburb," it was the one of three residential blocks designed by the Hewitt Brothers (mentors to other well-known architects Frank Furness, Louis Sullivan, Horace Trumbauer, and Phineas Paist and designers of some of the most famous buildings in Philadelphia including the Bourse and the Bellevue-Stratford Hotel) in 1883 and represents the height of their influence on residential architecture in the 19th century. This was a block of stately twins with numerous design innovations and was the site of the former property of famous Philadelphian Anthony Drexel in the 1860 and 70s. It is one of the earliest examples of Queen Anne Style in the city.

420-434 S. 42nd Street (the "420 Row") satisfies the following (a, c, d, e, g, and j) Criteria for Designation, as set forth in Section 14-1004 of the Philadelphia Code:

(a) Has significant character, interest, or value as part of the development, heritage or cultural characteristics of the City, Commonwealth, or Nation or is associated with the life of a person significant in the past.

As discussed below, the 420 Row is an architecturally significant, well-preserved example of early speculative, suburban real estate development. It epitomizes the streetcar suburban development of late 19th century Philadelphia (Northeastern and the US) and it stands as a durable archetype of the concept of creating large "suburban" rowhouses in the city (with front gardens and large lots).

(c) Reflects the environment in an era characterized by a distinctive architectural style; and (d) Embodies distinguishing characteristics of an architectural style or engineering specimen.

The 420 Row is the first-built of Spruce Hill's (and, indeed, Philadelphia's) earliest real estate developments in the Queen Anne style. It represents a kind of intersection of earlier row house design elements and materials (see the South 200 block of St Mark's Square and the 3900 block of Pine, the 4000) with the details of the then-emergent Queen Anne style. As evidenced in the following notes, the 420 Row arguably is the template for Queen Anne-style row house and semi-detached residential development in the West Philadelphia Streetcar Suburb and in other early suburbs in Philadelphia and its environs.

(e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation.

G.W. and W.D. Hewitt are celebrated as some of late-19th century Philadelphia's best architects. Their designs ran the gamut from residential castles (Druim Moir) to some of Philadelphia's earliest skyscrapers (Pitcairn Building).

While they weren't the earliest designers of the City's suburban fabric, the Hewitts were remarkably prolific and influential. They established the themes and patterns of the built environment in several of Philadelphia's earliest speculative, suburban developments, most notably Chestnut Hill and West Philadelphia. In the former neighborhood, they explored elaborate, asymmetrical designs for the rich and in the latter, they reinvented existing forms (i.e., twins and row houses) for a denser suburban environment and a middle class budget. While the Hewitt's work for the middle class is widespread and uniformly distinguished, none of it is more striking than the 420 Row. It caps rather uniform, red brick twins (that clearly recall the design of contemporary workman's houses) with elaborate roof treatments and joins them (with unique, massive brick arches) into a monumental, and highly unified composition, framed in elaborate site-work and green space. The 420 Row is one of the Hewitts' masterpieces of reinventing existing forms for the swelling consumer class and, as such, it deserves to be included as a single asset on the Register.

(g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; and

The West Philly Streetcar suburb (discussed elsewhere in this document) is a treasure of late Victorian and early twentieth century residential architecture. It appears in the National Register of Historic Places and deserves protection by the City of Philadelphia. Its deterioration is a great loss for the City. Its inventory of structures, including those designed by the Hewitts, is suffering (see the pictures of the Powelton Row included herein) from misused and neglect. The 420 Row, one of the Hewitt's most noteworthy works in the district, merits preserving.

(j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

This the 420 block is a prime example of early speculative housing development in the West Philadelphia streetcar suburb. The row reputedly was financed by Clarence Clark, developed by William Kimball, and designed by the Hewitt architecture firm. This triumvirate served as West Philadelphia's pioneers of speculative housing development for the swelling middle classes of post-civil war, industrial Philadelphia. Their business model involved financing from Clark's Centennial National Bank, buyer financing through savings associations, and the promulgation of land-use and occupancy restrictions through the inclusion of covenants in the individual houses' deeds (http://www.archives.upenn.edu/histy/features/wphila/exhbts/grubel/24develop2.html).

In this period, before the introduction of city codes, restrictive covenants were the developer's tool to ensure that the new suburban notion of separation of work from living place would not just be trumpeted by sales agents, but would be guaranteed in perpetuity by the houses' deeds. The block's suburban intentions would run with the land. The block's financier, who resided two blocks north, and its developer, who lived on an adjacent lot on 42nd Street, were very likely given comfort by the ostensible durability of

these restrictive covenants, which have contributed to the preservation of the block's integrity more than 130 years later. The 420 Row merits preserving as the exquisite product of an innovative complex of 19th Century business practices.

SUPPORT OF THE ABOVE ASSERTIONS

The 420 Row and Its Progeny

Architectural historian and professor at Williams College, Michael Lewis, (personal communication) stated that our block may indeed be the oldest Queen Anne block in Philadelphia and it is one of the rare "complete" and intact blocks. It marks the height of the Hewitt Brothers' style. The block in particular is a very unusual block in Philadelphia. This is significant, because only one other Hewitt Block is designated an historical property (4200 Spruce Street block between 42nd and St. Mark's). Furthermore, other Hewitt Blocks like the row of fourteen houses for Henry Gibson, on the north side of the 3200 block of Powelton have fallen into complete disrepair and have lost their integrity (see photos attached below). The importance of the block was further supported by architectural historian David Brownlee at the University of Pennsylvania (personal communication).

420-434 S.42nd Street is a group of stately twins that represent a house type and evolution that speaks both to Philadelphia's rich architectural legacy and tradition, as well as the cultural, economic, social or historical heritage of the West Philadelphia. Criteria C and J are related and equally important as the architectural style, as well as the cultural and social factors, are related to the architects George and William Hewitt. The houses reflect the environment in an era characterized by a distinctive architectural style and exemplify the cultural, economic, social and historical heritage of the community.

The ornamental brick twins that the Hewitt Brothers erected on the west side of s. 42nd Street between Osage and Baltimore Avenues in the early-1880s represent a careful calculation on the part of their sponsor. Served by the recently completed Philadelphia City Horse Car Passenger Railway and later served by the surface trolley lines along Chester and Baltimore Avenues that were built and operated by the Philadelphia Rapid Transit Company (now SEPTA) between 1902 and 1906), these houses aimed to accommodate the sorts of white-collar commuters whose influx into West Philadelphia had fueled suburban development in the area for the last two decades. The wealthiest of the new arrivals inhabited large, freestanding villas on lots that spanned one-sixth of a city block or more. A notch down on the socio-economic ladder were capacious "double houses" like those designed by architect Samuel Sloan for elegant "terraces" that stretched south of Baltimore Avenue between 40th and 42nd Streets and the three "speculative row house" blocks designed by Hewitt Brothers along 42nd Street between Spruce and Baltimore Avenues (one of these blocks was included in the Historical Register in 1965 – the Hewitt Brothers block on the corner of s.42nd and Spruce Streets – 4206-18 Spruce Street). Ample setbacks, porches, and yards gave such houses a distinctive suburban character despite their denser configuration. However, each of these speculative blocks was distinctive in character.

The block in question, 420-434 S.42nd Street, was the first of the three and made a significant statement as the iron fences, brick arches topped by ornamental finials, and the distinctive roof-lines were original creations and never repeated again in the city. Their large front gardens and spacious rear brick courtyards are very rare in Center and West Philadelphia and the largest in the Cedar Park, Spruce Hill, Walnut Hill, and surrounding neighborhoods. Indeed, the sheer size of the twins' lots (12,640 sq. feet per twin) are striking. Each half of the twins include 4.5 livable floors (3 full floors with, 12, 9, 8 foot ceilings respectively, one half-floor with 8 foot ceilings, and a full basement with 7.5 foot ceilings) and nearly 7,200 sq. feet of interior living space per twin.

The Hewitts did not want to simply build long stretches of brick row houses, but made each of their blocks an architectural statement and create a whole "streetscape" as an aesthetic statement, that even semi-detached residential blocks could have the ornamental elements and detailed style of large mansions and public buildings. The Hewitts couldn't build an environment, so they built a unified object." This is important and why the entire block should be preserved as a single entity.

The Architects

The Hewitts famously designed some of the best known buildings in Philadelphia and in other places along the East Coast including iconic buildings such as: Bellevue-Stratford Hotel, Broad & Walnut Sts., Philadelphia (1902–04), The Wistar Institute, 3601 Spruce St., Philadelphia (1892–94), Philadelphia Bourse, 13 S. 5th St. (facing Independence Mall), Philadelphia (1893–95), Wissahickon Inn (now Chestnut Hill Academy), 500 W. Willow Grove Ave., Chestnut Hill, Philadelphia (1883–84), Hahnemann Hospital, 15th & Race Sts., Philadelphia, PA (pre-1888, demolished), Kensington Branch, Philadelphia YWCA, Philadelphia (1891), "The Castle" (Tau chapter of Psi Upsilon Fraternity), University of Pennsylvania, 250 S. 36th St., Philadelphia (1897–99), Pitcairn Building, 1027-31 Arch St., Philadelphia (1901), Boldt Castle, Heart Island, Alexandria Bay, New York (1900–04), Houston-Sauveur house (Louis C. Sauveur house), 8205 Seminole Ave., Chestnut Hill, Philadelphia (1885), "Druim Moir" (Henry H. Houston mansion), Willow Grove Ave. & Cherokee St., Chestnut Hill, Philadelphia, (1885–86), St. Peter's Episcopal Church of Germantown, 6000 Wayne Avenue, Philadelphia (1873), Church of St. Martin-in-the-Fields, 8000 St. Martin's Ln., Chestnut Hill, Philadelphia (1888), St. Mary's Memorial Episcopal Church, 104 Louella Ave., Wayne, Pennsylvania (1889–90), "Maybrook" (Henry C. Gibson mansion), Wynnewood, Pennsylvania (1881), Drexel Development Historic District, West Philadelphia (1883), Speculative row houses built for Anthony Joseph Drexel, on the block bounded by Pine, 39th, Baltimore, and 40th Streets, Henry Lister Townsend house, 6015 Wayne Ave., Germantown, Philadelphia (1887), "Briar Crest" (William Henry Maule mansion), Villanova, Pennsylvania (pre-1897), among many others. William C. Sharpless house, 5446 Wayne Ave., Germantown, Philadelphia (1886).

Historic Context

While there are not many records for this block, the neighborhood grew between 1850 and 1900 as large lots owned by prominent city families like the Clarks, Drexels, Kimballs, and others started to be converted into city blocks and the Mill Creek (running along modern 43rd Street) was filled**.** A description in 1875 noted "This neighborhood is now, and must ever remain a lovely blending of all that is most beautiful in city and country". The developers continued to

insure their streets remained free of shops, the houses were set back from the sidewalk, and porches, fenced yards, and trees lined the streets. Deed restrictions, covenants (and much later, zoning) often were employed to retain these characteristics. Sometimes their houses had to share the block with pre-existing working class homes, but generally this was avoided. 420-434 s. 42nd Street represents the height of this balance between denser city living and large houses set back from the street. The Hewitts were key in designing European-inspired, but distinctly American in architectural style, these projects established a new suburban standard in West Philadelphia, which led to the popularization of suburban lifestyle. 420-434 s.42nd Street therefore represents the height of that development and the signature block ushering in the age of the "Streetcar Suburb" of the city.

Local historian, Oscar Beisert, has noted that while the city grew significantly in the 1840s, "the third quarter of the nineteenth century would see the greatest stride; indeed, the true initial stride and establishment of West Philadelphia as one of the great early American suburbs. Like Mitchell and Eastwick, other wealthy Philadelphians built substantial houses and mansions in West Philadelphia or, more specifically, in this area away from density. The eminent financier, Anthony J. Drexel, also commuted to his office from his West Philadelphia mansion" (personal communication). Large parcels (like one of Drexel's property on s. 42nd Street) near transit systems were ripe for this type of development and these early developers were seeking new ways to profit on a larger scale and make their projects feasible as the supply and demand of land of West Philadelphia saw a dramatic increase in property value. These larger developments took the chance of building beyond established neighborhoods because they were confident that the close proximity to wealth and transit would attract the type of buyer who could afford the new housing.

Development project types like the Hewitt Brothers' grand "streetscapes" faded away and newer, larger ones traded architectural variation for the demand that dramatic rises in population, as well as prosperity in Philadelphia at large required. Therefore, s. 42nd Street was one of the first and nearly the last of the blocks that was an oasis of quiet, large single-family homes and twins in West Philadelphia. In the late 1870s, 420-434 s. 42nd Street was the first block on the street that was converted from large plots (owned by the Drexel Family) to twins. Although it was admired, the demand for less expensive and denser housing came by the 1890s and the elaborate style and size of these twins was not seen again. 420-434 s. 42nd Street is older than most of Spruce Hill and Walnut Hill as it originally overlooked the Mill Creek (now 43rd Street) and the pond next to what was the second largest hospital and largest Civil War Hospital in the United States -- Satterlee General Hospital, closed 1890) and what would eventually be called Clark Park. It was clearly a successful development, as the Hewitt Brothers were commissioned to design several more blocks (including two additional full blocks along s. 42nd) and several buildings for the city and the University of Pennsylvania. However, never again did they create the grand Queen Anne style that this block represents.

Biographies of brothers George Wattson Hewitt (1841–1916) and William Dempster Hewitt (1847–1924)

The Hewitt Brothers are two of the most prominent architects in Philadelphia history. Some of the most famous buildings in Philadelphia like the Bourse Building, the Bellevue-Stratford Hotel, Broad & Walnut Sts., Philadelphia (1902–04), and many others were designed by the

brothers. They were born and trained in Philadelphia (although part of their youth was spent in Burlington, NJ). They were originally trained by John Notman and Joseph Hoxie, but they broke away from his English "ecclesiastical" and manor style of their teachers and focused on designed high-end buildings for the "masses." However, the training in designing churches, reflects the ornamental style seen in their hotels, railway stations, and residential housing blocks. George Hewitt began a firm with John Fraser and the younger Frank Furness in 1867. In 1871, Fraser retired and Furness and Hewitt became the leaders of the firm. William Hewitt joined his brother in their first independent firm together in 1878 and Furness opened his own firm. The Hewitt brothers became very successful and helped launch the careers of many of the city's best known architects and their buildings remain some of the most iconic in the city. They specialized in railroad stations, hotels, crenelated mansions, churches, and distinctive "suburban" streetscapes in the largest city in the country. At first this meant public buildings like railway stations and hotels, but later expanded into residential blocks for the middle-class. Their work was admired by and inspired Sullivan, Trumbauer, and others. They earned repeated commissions from the Drexel and Kimball companies. George Hewitt retired in 1907 and moved to Burlington, NJ to pursue his interest in astronomy. William Hewitt retired a few years later.

Appendix A: HISTORICAL PHOTOGRAPHS OF OTHER BUILDINGS DESIGNED BY THE HEWITT BROTHERS AND LOCAL MAPS IN THE LATE NINETEENTH CENTURY

Figure 5. This row, 4206 through 4218 Spruce, is attributed to the Hewitts and, like the Kimball Block described below, was constructed approximately five years after completion of the row that is the subject to this nomination. The 4206 Spruce Row was marketed in *Scientific American Builders* in 1891 as "Philadelphia Houses of Moderate Cost," aimed at professionals and executives. This row was entered on the Philadelphia Register of Historic Places in 1965.

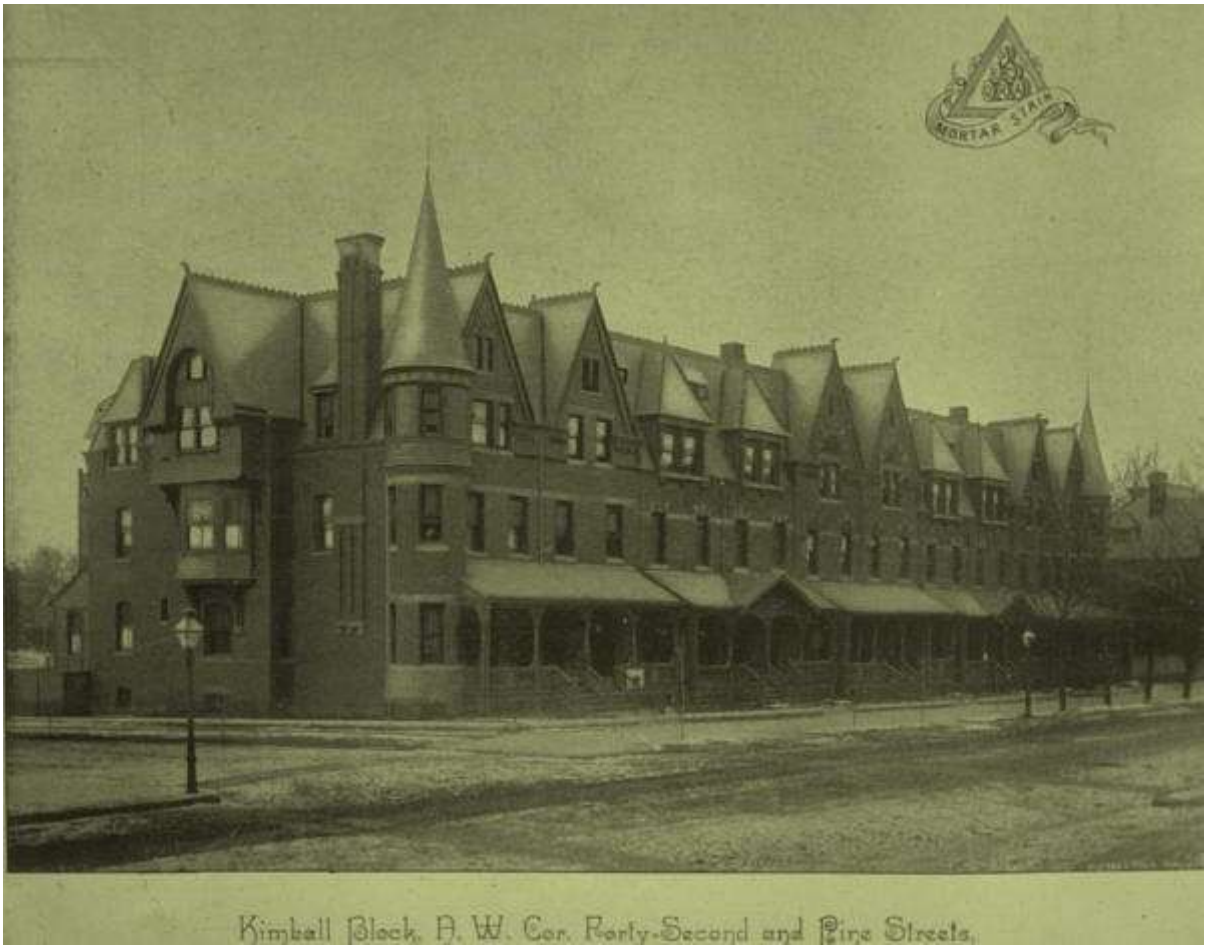


Figure 6. "Kimball Block". Source: ***Print & Picture (Castner) Collection, The Free Library of Philadelphia.***

William S. Kimball described himself as a "real estate man" and was one of Clarence Clark's primary intermediaries. Like many of Kimball's 1880s operations, the design of this row has been attributed to the Hewitt Bros. This advertisement illustrates how the blocks continued to be thought out as a whole streetscape, although the architecture has radically changed. The suburban amenities of setbacks, porches and fenced yards remained a virtual requirement. The block still stands on the west side of 42nd Street, between Spruce and Pine, albeit mostly shorn of its defining architectural features. Most ironic of these of incongruous alterations is recent repointing with white cement, completely negating the effect the Mortar Stain Company so proudly promoted in this advertisement.

Figure 7. The Philadelphia Bourse Building (1893-95) housed a commodities exchange until the 1960s, and is now used for retail and offices.

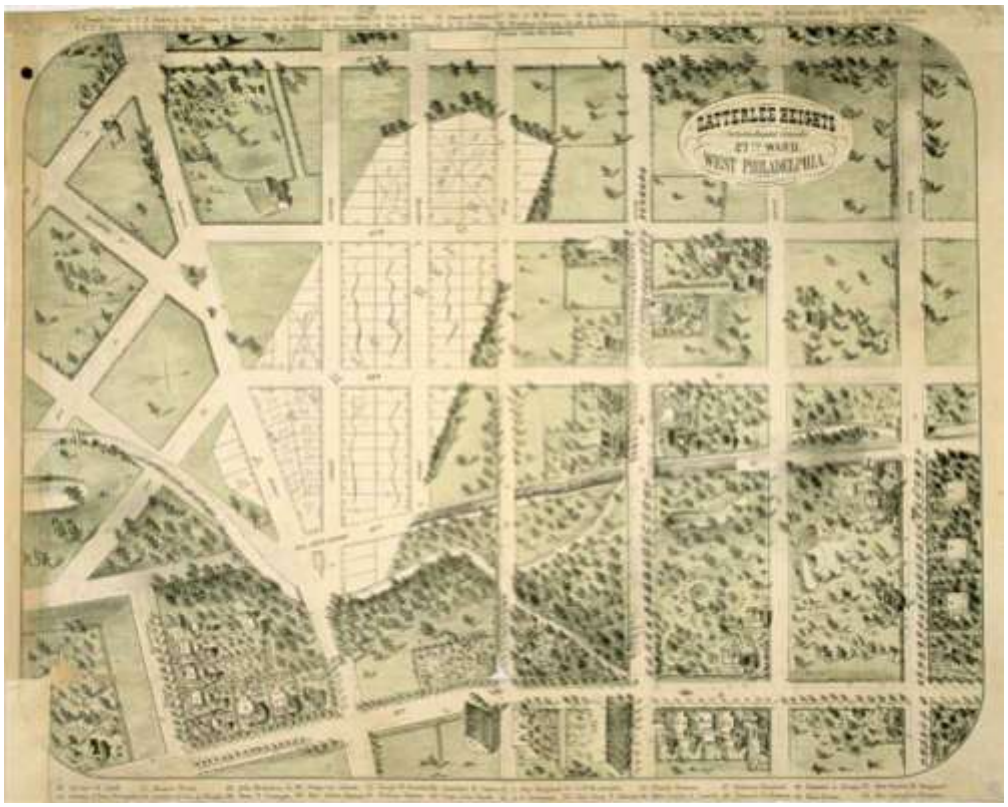


Figure 8. Satterlee Heights Plan. Source: ***Herline & Co. Lithographers [1869-70] courtesy of The Library Company of Philadelphia.***

This promotional illustration captures the landscape on the cusp of rapid change. In the left foreground is a group of houses built in 1860 and designed by Samuel Sloan, whose influence was waning. In the background there are large old estates, like Twaddel's, who were selling land; and fancy new estates (front right) like Clarence Clark's, a buyer and financier of real estate development. From right to left runs the remains of Mill Creek which just 10 years earlier had been a major source of power. By 1869, it has been partially filled in and redirected into a giant sewer. Dominating the illustration's center is the former site of the Saterlee Army Hospital. The land has been divided into plots by a real estate syndicate that purchased the land and printed this lithograph. Clearly the syndicate hoped to impress buyers with the existing neighborhood. If the visual presentation was not sufficient, the named residents were an impressive list of who's who of West Philadelphia. These residents included: Samuel Sloan (architect), N.B. Browne (one of the speculators behind the houses Sloan designed), and John MacArthur (who became architect for City Hall). Ironically, this real estate venture did not succeed and many plots remained empty until the 1890s.

Figure 9. Construction of the Mill Creek Sewer. This exact location of this photograph has been given as Sansom around 43rd Street. However real estate atlases of the time do not reveal a cluster of buildings like the ones pictured in that location. Source: ***Print & Picture (Castner) Collection, The Free Library of Philadelphia.***

Appendix B: RECENT PHOTOGRAPHS OF 3200 POWELTON

This block was also designed as a single "streetscape" by the Hewitt Brothers in 1882. Although they do not have the distinctive Queen Anne style and are not streetcar suburb twins, one can see from these few photographs what can happen to a block in West Philadelphia, especially one in a student area, when the homes are not preserved.

7. Major Bibliographic Resources

"About Clark Park," *Friends of Clark Park* http://www.clarkpark.info/AboutClarkPark.html Accessed June 22, 2010.

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